

\$860,000 - 3006 64 Ave, Rural Leduc County

MLS® #E4452636

\$860,000

6 Bedroom, 4.00 Bathroom, 2,219 sqft

Rural on 0.11 Acres

Royal Oaks_LEDU, Rural Leduc County, AB

Live the LUXURY dream on a prime corner lot in Royal Oaks Estates, Rural Leduc County!

This 6-bedroom, 4-bath beauty welcomes you with a royal double-door entry, soaring OPEN-TO-BELOW ceilings, and stunning designer finishes throughout. The chef's kitchen is pure perfection with a gas range, chimney hood fan, bar cabinetry, walk-in pantry, and luxury lighting. Enjoy the convenience of a main floor bedroom with full bath, ideal for guests or family. Custom wallpapers, high interior doors, and STUCCO exterior add elegance in every corner. Step outside to a fully landscaped yard with a spacious deck, perfect for entertaining. Bonus: a 2-BED LEGAL BASEMENT SUITE offering rental income or extended living. All set in the prestigious Royal Oaks—known for estate homes, scenic ponds, trails, and easy access to Edmonton & the AIRPORT. Style, space, and income—this home has it all!



Built in 2022

Essential Information

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|------------|-----------|
| MLS® # | E4452636 |
| Price | \$860,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |

Square Footage 2,219
Acres 0.11
Year Built 2022
Type Rural
Sub-Type Detached Single Family
Style 2 Storey
Status Active

Community Information

Address 3006 64 Ave
Area Rural Leduc County
Subdivision Royal Oaks_LEDU
City Rural Leduc County
County ALBERTA
Province AB
Postal Code T4X 2C1

Amenities

Features Deck

Interior

Interior Features ensuite bathroom
Heating Forced Air-1, Natural Gas
Stories 2
Has Suite Yes
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood
Exterior Features Landscaped
Construction Wood
Foundation Concrete Perimeter

Additional Information

Date Listed August 13th, 2025
Days on Market 2
Zoning Zone 80



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